

OFFICIAL PLAN
of the
TOWN OF MARKHAM PLANNING AREA
AMENDMENT NO.163

To amend the Official Plan (Revised 1987), as amended, to incorporate an amendment to the policies
for the Rodick Road Planning District (Planning District No. 41)

Miller Paving Limited

(East side of Woodbine Avenue, north of 14th Avenue – Part of Lot 7 and 8, Concession 4, Town of
Markham, Regional Municipality of York)

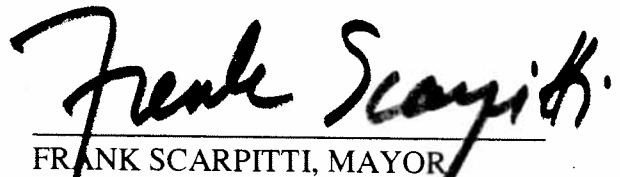
(June 2007)

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This Official Plan Amendment was adopted by the Corporation of the Town of Markham, by By-law No. 2007-167 in accordance with the Planning Act, R.S.O. 1990, c.P.13, as amended, on the 26th day of June, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR



BY-LAW 2007-167

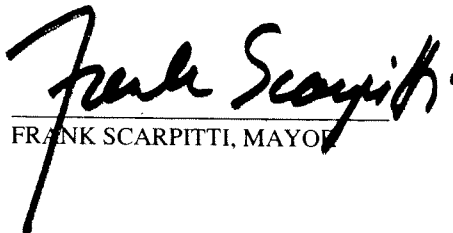
Being a by-law to adopt Amendment No. 163
to the Town of Markham Official Plan (Revised 1987), as amended.

THE COUNCIL OF THE CORPORATION OF THE TOWN OF MARKHAM IN
ACCORDANCE WITH THE PROVISIONS OF THE PLANNING ACT, R.S.O.
1990 HEREBY ENACTS AS FOLLOWS:

1. THAT Amendment No. 163 to the Town of Markham Official Plan (Revised 1987) as amended, attached hereto, is hereby adopted.
2. THAT this by-law shall come into force and take effect on the date of the final passing thereof.

READ A FIRST, SECOND, AND THIRD TIME AND PASSED THIS
26TH DAY OF JUNE, 2007.


SHEILA BIRRELL, TOWN CLERK


FRANK SCARPITTI, MAYOR

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PART I – INTRODUCTION

(This is not an operative part of Official Plan Amendment No. 163)

PART I - INTRODUCTION

1.0 GENERAL

- 1.1** PART I – INTRODUCTION, is included for information purposes and is not an operative part of this Official Plan Amendment.

PART II – THE OFFICIAL PLAN AMENDMENT constitutes Amendment No. 163 to the Official Plan (Revised 1987) as amended, including Schedule “A”, “B” and Figure 41.1 attached hereto. Part II is the operative part of this Official Plan Amendment.

2.0 LOCATION

Miller Paving Ltd. owns approximately 29.4 ha (72.6 acres) of land on the east side of Woodbine Avenue, north of 14th Avenue. The land subject to this Amendment is approximately 11.9 hectares (29.4 acres) located east of Woodbine Avenue, south of Miller Avenue.

3.0 PURPOSE

The purpose of this Official Plan Amendment is:

- to designate approximately 11.9 hectares (29.4 acres) of the subject lands to the General Industrial Area category of the INDUSTRIAL designation.

4.0 BASIS

In December 2005, OPA No. 146 was adopted by Council re-designating the westerly 17.5 ha portion of the applicant's ownership fronting onto Woodbine Avenue to COMMERCIAL – Major Commercial Area and INDUSTRIAL – Business Corridor Area. In January 2006, the applicant applied for a draft plan of subdivision to create commercial parcels (17.5 ha) along the Woodbine Avenue frontage and industrial parcels on the additional developable lands to the east (11.9 ha). The proposed industrial parcels which form part of the draft plan of subdivision, while designated INDUSTRIAL through OPA No. 112, do not presently have any category of INDUSTRIAL designation. The purpose of this Amendment is to introduce the General Industrial Area category of designation onto these lands (11.9 hectares) south of Miller Avenue, west of Rodick Road.

PART II – THE OFFICIAL PLAN AMENDMENT

(This is an operative part of Official Plan Amendment No. 163)

PART II – THE OFFICIAL PLAN AMENDMENT

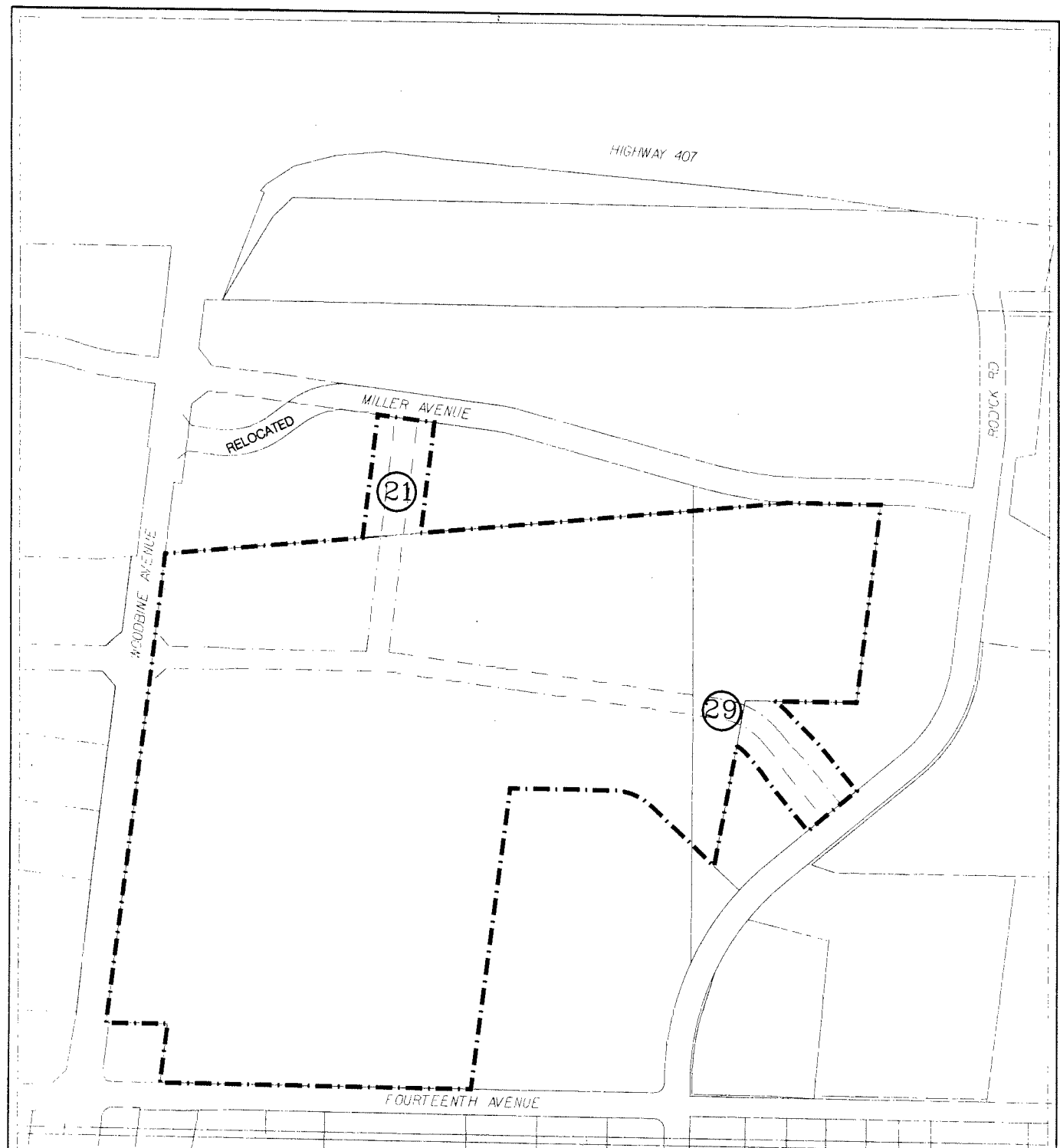
1.0 THE OFFICIAL PLAN AMENDMENT

- 1.1 Schedule 'G' – SITE PLAN CONTROL to the Official Plan (Revised 1987), as amended, is hereby amended by the addition of the road widening requirements shown on Schedule "A" attached hereto.
- 1.2 Schedule 'H' – COMMERCIAL/INDUSTRIAL CATEGORIES to the Official Plan (Revised 1987), as amended, is hereby amended by designating the lands shown on Schedule "B" attached hereto as "General Industrial Area".
- 1.3 Section 1.1.2 of Part II of the Official Plan (Revised 1987) as amended, is hereby amended by the addition of the number 163 to the list of amendments, to be placed in numerical order including any required grammatical and punctuation changes.
- 1.4 Section 4.3.41.2.1 of Part II of the Official Plan (Revised 1987), as amended, is hereby amended by replacing "No.146" in the line under the title with "Nos. 146 and 163" and replacing Figure 41.1 with a new Figure 41.1 (attached).

2.0 INTERPRETATION AND IMPLEMENTATION

The provisions of the Official Plan (Revised 1987), as amended, regarding the implementation and interpretation of the Plan, shall apply in regard to this Amendment, except as specifically provided for in this Amendment.

This Amendment shall be implemented by an amendment to the Zoning By-law and Site Plan approval in conformity with the provisions of this Amendment.

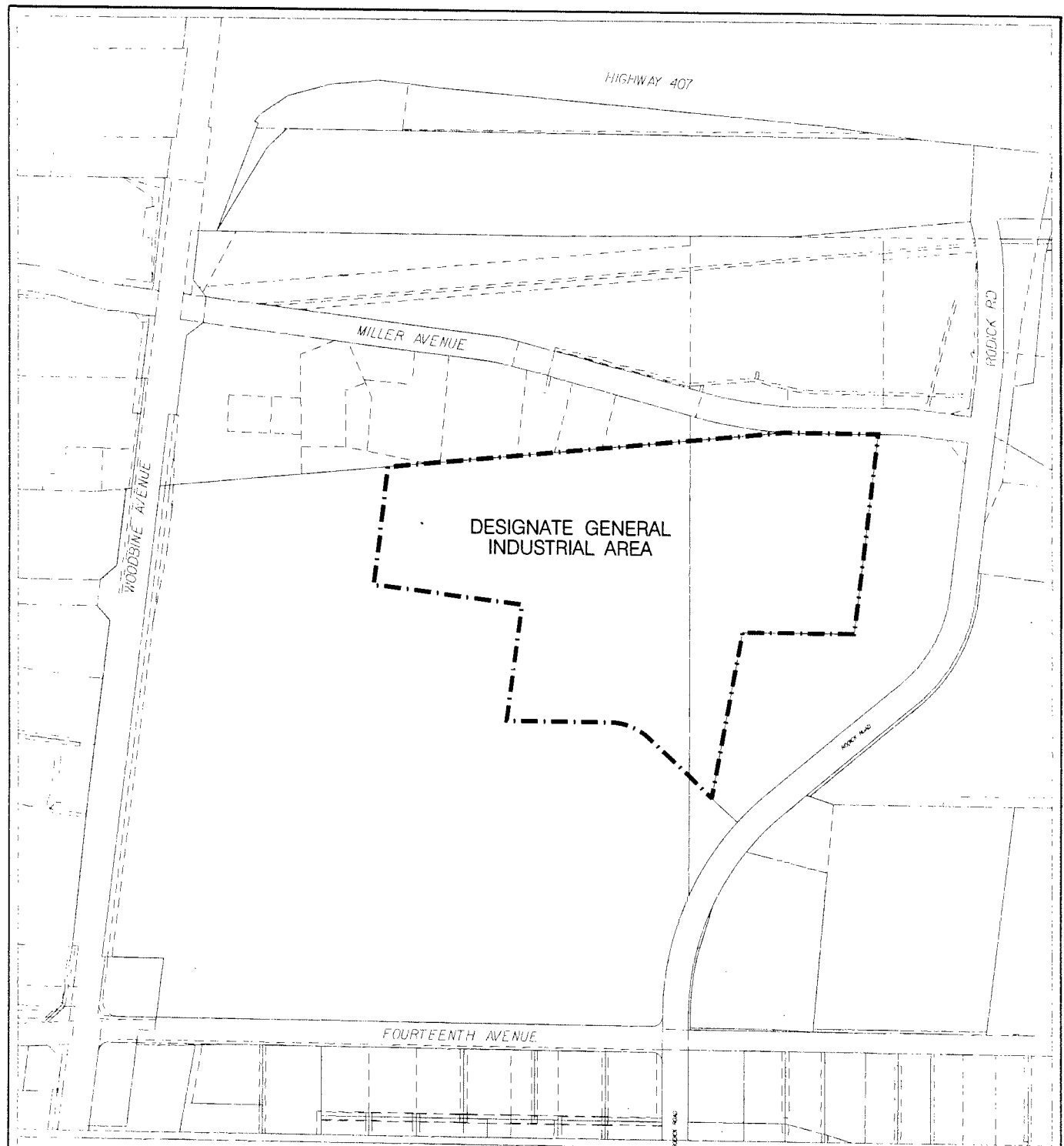


AMENDMENT TO SCHEDULE 'G' – SITE PLAN CONTROL TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED

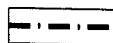
 BOUNDARY OF AREA COVERED BY THIS AMENDMENT

26 ROAD WIDENING REQUIREMENTS

(In addition to the maximum basic right-of-way width, additional right-of-way width may also be required for sight triangles, cuts, fills, extra lanes at intersections and high-occupancy vehicle lanes, and for accommodating bicycles, sidewalks, and landscaping where appropriate, in accordance with the specifications and requirements of the authority having jurisdiction.)



AMENDMENT TO SCHEDULE 'H' – COMMERCIAL /INDUSTRIAL CATEGORIES
TOWN OF MARKHAM OFFICIAL PLAN (REVISED 1987) AS AMENDED



BOUNDARY OF AREA COVERED BY THIS AMENDMENT



DEVELOPMENT SERVICES COMMISSION

SCHEDULE "B" TO OPA No. 163

DRAWN BY: DD
CHECKED BY: TK

SCALE:
DATE: 04/24/07

OP04017217.dgn 10/05/2007 10:26:01 AM

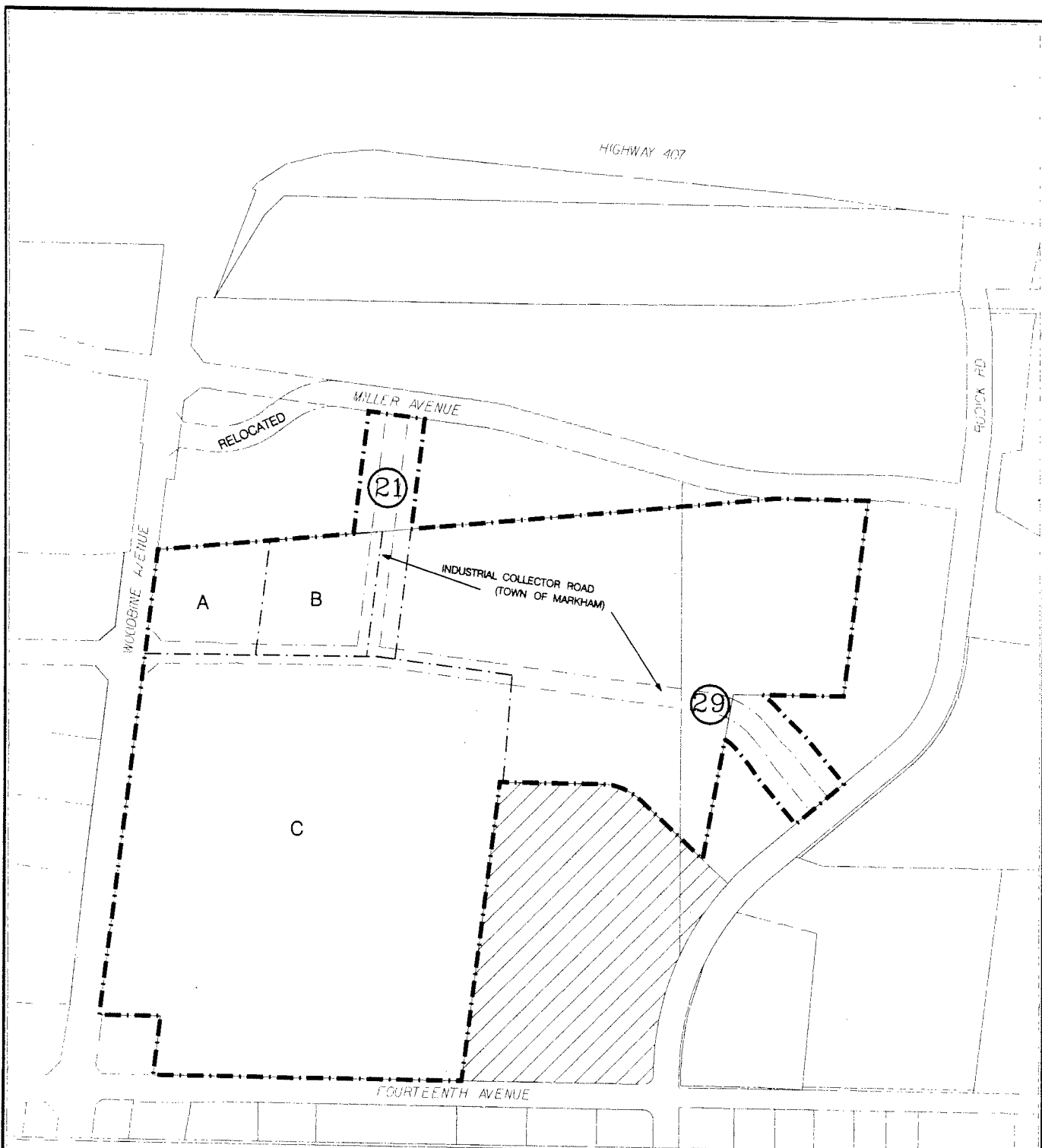


FIGURE No. 41.1
SPECIFIC SITE AND AREA POLICIES
TOWN OF MARKHAM OFFICIAL PLAN (Revised 1987) AS AMENDED

- Boundary of area subject to the policies in Section 4.3.41.2.1
- Land use designations: INDUSTRIAL (Business Corridor Area) and COMMERCIAL (Major Commercial Area)
- INDUSTRIAL (General Industrial Area)
- Additional Lands Owned By Applicant
- 26 Road Widening Requirements